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CCR Annexation Page 1 of 3
Gary Christensen Washington County Recorder
08/09/2021 11:51:37 AM Fee \$ 40.00
By G T TITLE

After recording please mail to:
Salisbury Developers, Inc.
494 West 1500 North
Springville, Utah 84663



**SUPPLEMENTARY
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
SAGE CANYON – PHASE 15 SUBDIVISION**

SALISBURY DEVELOPERS, INC., a Utah corporation, as Declarant, pursuant to Article 7.4 of the Declaration of Covenants, Conditions, and Restrictions for Sage Canyon Subdivision, dated June 12, 2018, and recorded on the records of the Washington County Recorder on June 13, 2018, as Document Number 20180024542 ("Declaration"), hereby files this Supplementary Declaration of Covenants, Conditions, and Restrictions for Sage Canyon Subdivision.

Declarant hereby adds the following described additional land located in Washington County, State of Utah to the Sage Canyon Subdivision:

**SEE EXHIBIT A
(ATTACHED HERETO)**

Declarant hereby declares the real property as described on Exhibit A is within the Annexable Territory pursuant to the Declaration and the Plat recorded therewith, and that said property is to be held, sold, conveyed, encumbered, leased, occupied and improved as part of the properties subject to the Declaration.

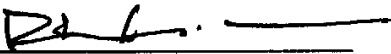
Declarant reserves the right to expand the borders of annexable territory to real property as provided in the Declaration, but with no obligation to do so and no claim as to right, title, or interest to said real property.

All Lots added to the Properties as described in the Declaration shall be for residential purposes, except as otherwise provided in the Declaration. Declarant reserves unto itself and its assigns the right to create Common Area(s) and Improvements thereon, within any portion of the annexed real property. Declarant makes no assurances that such Common Areas or Improvements will be established.

Declarant hereby reserves all rights, powers, and authority granted to it in the Declaration. All property subject to this Supplemental Declaration shall be subject to the terms and conditions of the Declaration.

Dated this 6 day of July, 2021.

DECLARANT:
Salisbury Developers, Inc.


By: Rick Salisbury
Its: President

STATE OF UTAH,)
 :SS.
County of Washington.)

On this the 6 day of July, 2021 before me
Justin Gee, a Notary Public, personally appeared Rick
Salisbury, proved on the basis of satisfactory evidence to be the person whose name is
subscribed to in this document, and acknowledged they executed the same.

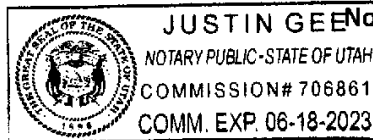


EXHIBIT A
LEGAL DESCRIPTION
SAGE CANYON – PHASE 15 SUBDIVISION

BEGINNING AT THE SOUTHEASTERLY BOUNDARY CORNER OF THE SAGE CANYON – PHASE 14 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING SOUTH 88°42'48" EAST ALONG THE SECTION LINE, A DISTANCE OF 1016.563 FEET AND SOUTH 01°17'12" WEST 403.754 FEET FROM THE NORTH QUARTER CORNER OF SECTION 33, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, (BASIS OF BEARING BEING SOUTH 88°42'48" EAST BETWEEN THE NORTH QUARTER CORNER AND THE NORTHEAST CORNER OF SAID SECTION 33), AND RUNNING THENCE SOUTH 15°09'26" EAST 264.000 FEET; THENCE SOUTH 74°50'34" WEST 102.500 FEET; THENCE SOUTH 15°09'26" EAST 35.076 FEET; THENCE SOUTH 74°50'34" WEST 153.615 FEET; THENCE SOUTH 07°14'36" EAST 20.001 FEET; THENCE SOUTH 82°11'03" WEST 84.377 FEET; THENCE SOUTH 87°05'36" WEST 85.788 FEET; THENCE SOUTH 84°52'18" WEST 85.171 FEET; THENCE SOUTH 78°59'47" WEST 85.106 FEET; THENCE SOUTH 81°56'07" WEST 85.157 FEET; THENCE SOUTH 79°26'44" WEST 89.196 FEET; THENCE SOUTH 83°46'56" WEST 87.244 FEET; THENCE NORTH 04°18'48" WEST 135.223 FEET; THENCE NORTH 29°27'52" WEST 49.552 FEET; THENCE NORTH 05°06'21" WEST 100.342 FEET TO THE SOUTHERLY BOUNDARY OF SAID SAGE CANYON – PHASE 14; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING (6) SIX COURSES: (1) NORTH 86°02'05" EAST 85.292 FEET; (2) NORTH 81°16'50" EAST 80.819 FEET; (3) NORTH 83°59'02" EAST 85.054 FEET; (4) NORTH 74°50'34" EAST 426.076 FEET; (5) SOUTH 15°09'26" EAST 2.821 FEET; AND (6) NORTH 74°50'34" EAST 150.000 FEET TO THE POINT OF BEGINNING.

CONTAINS 240,938 SQ. FT., (5.531 ACRES)